



3/L, 20 Forfar Road,
Dundee, DD4 7AS



A most spacious flat situated in a quiet, off-street location in Stobswell, and just a short walk into town

2 Bed 1 Bath 1 Reception

This very spacious flat is situated down a short lane from the main road in a quiet location. Forfar Road is ideally situated for access to a number of local amenities including schools, shops, universities and within walking distance of the city centre. The property offers good-sized accommodation comprising hallway with two storage cupboards, lounge, kitchen with integrated hob, oven and extractor hood and space for washing machine and fridge-freezer, two double bedrooms with fitted wardrobes, and bathroom with instant shower. Outside the shared garden is laid with lawn and borders. Benefits include double glazing and electric heating. Included in the sale are the integrated kitchen appliances as detailed, washing machine and fridge-freezer (no warranties provided). This property will appeal to 1st-time and young family buyers; therefore, early viewing is highly recommended.

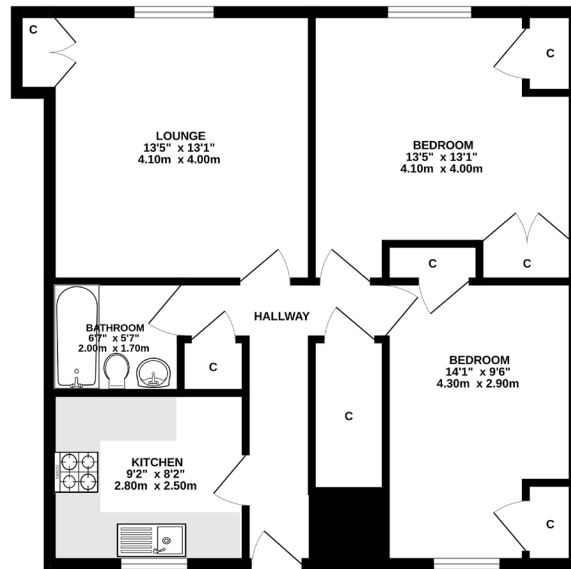
Directions: No 20 is accessed via a short lane to the right of No 18. Continue to the top of the path, walk along the front of the building round to the rear where you will find an outside stair leading to the 3rd floor.

Features

- Hall
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Electric heating
- Double glazing
- Shared Garden
- EPC Rating C

Offers Over £95,000

3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mark van Herwen 02259



Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found

across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

01382 802050

dundeeproperty@lindsays.co.uk

property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.